

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE

CARMEL ZONING ORDINANCE

CHAPTER 23A: STATE HIGHWAY 431 – KEYSTONE AVENUE CORRIDOR OVERLAY ZONE

- 23A.00 State Highway 431 Overlay Zone.
- 23A.01 District Boundaries.
- 23A.02 Minimum Front Yard.
- 23A.03 Landscaping.
- 23A.04 Parking.
- 23A.05 unassigned.
- 23A.06 Other Requirements.

23A.00 State Highway 431 Overlay Zone.¹

- 23A.00.01 Purpose, Intent and Authority. The purpose of this zone is to provide consistent treatment for properties bordering the limited access highway, known as State Highway 431, to preserve the aesthetic qualities of these properties, and to protect the health and safety of the property owners. This district is superimposed over the other primary zoning districts and its regulations shall supersede those of the primary zoning districts over which it is superimposed. The Plan Commission, in establishing this zone, is relying on I.C. 36-7-4-100 *et seq.*
- 23A.00.02 Plan Commission Approval.
 - A. Development Plan (DP). Not required.
 - B. Architectural Design, Exterior Lighting, Landscaping, Parking, and Signage (ADLS).
 - 1. Property Zoned and Used for Single- and Two-Family Dwellings. Architectural Design, Exterior Lighting, Landscaping, Parking, and Signage (ADLS) not required.
 - 2. Multi-Family, Business, Industrial, and Manufacturing Districts and/or Uses. Commission approval of the Architectural Design, Exterior Lighting, Landscaping, Parking, and Signage (ADLS) is required. If a Parent Tract is located both inside and outside of the State Highway 431 - Keystone Avenue Corridor Overlay Zone, ADLS approval is required for the entire Parent Tract.
- 23A.00.99 Application Procedure.
 - A. Development Plan. Not required.
 - B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

¹ *Section 23A.00 amended per Ordinance No. Z-365-01; Z-453-04, §cs-ct.*

23A.01 District Boundaries.

The boundaries of the State Highway 431 Overlay Zone are hereby established as shown on the Zoning Map. The zone shall include an area of one hundred twenty (120) feet on either side of the right-of-way for State Highway 431.

23A.02 Minimum Front Yard.²

From the right-of-way of State Highway 431:

- A. Residential Zones: Thirty (30) feet.
- B. Business, Industrial, and Manufacturing Districts and/or Uses: One hundred twenty (120) feet.

23A.03 Landscaping.

A landscaped greenbelt area shall extend along the right-of-way of State Highway 431 with a depth of thirty (30) feet.

23A.04 Parking.

Parking is prohibited within thirty (30) feet of the right-of-way in the greenbelt area.

23A.05 unassigned.³**23A.06 Other Requirements.⁴**

- A. Primary Zoning Districts. All other requirements not mentioned in this Section shall remain as stated for that primary zoning classification district mapped.
- B. Conflicting Ordinances. Wherever there exists a conflict between the requirements of the U.S. 31/Meridian Street Overlay Zone and those of the State Highway 431/Keystone Avenue Corridor Overlay Zone, the requirements for the U.S. 31/Meridian Street Corridor Overlay Zone shall govern.

² Section 23A.02 amended per Ordinance No. Z-365-01; Z-369-02, §ao.

³ Section 23A.05 amended per Ordinance No. Z-365-01; Z-369-02, §ap; Z-453-04, §cu. Renumbered per Ordinance No. Z-453-04, §cs.

⁴ Section 23A.06 amended per Ordinance No. Z-369-02, §aq.

**CHAPTER 23A: STATE HIGHWAY 431 – KEYSTONE AVENUE CORRIDOR OVERLAY ZONE
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-289			December 6, 1993	
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	23A.0.1; 23A.2; 23A.5
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	23A.2; 23A.5; 23A.6
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	23A.00; 23A.05 Summer 2004 v1